

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
September 19, 2013

**1:00 P.M.**  
**MINUTES**

PRESENT

Martin Cabrera  
Smita Shah  
Andrew Mooney  
Gabe Klein  
George Migala  
Daniel Sih  
Olga Camargo  
Doris Holleb  
Michael Kelly  
Patricia Scudiero  
Alderman Walter Burnett  
Alderman Thomas Tunney  
Alderman Daniel S. Solis

ABSENT

Terry Peterson  
Les Bond  
Linda Searl  
Euclid Walker  
Bishop John R. Bryant  
Alderman Edward Burke  
Alderman Ray Suarez  
Alderman Joseph Moore

- I. The Vice-Chairman called the meeting to order at 1:10 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on September 19, 2013.
- III. The Minutes of the August 15, 2013 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 and 2 under Negotiated Sales, items numbered 3 through 7 under Acquisitions and Dispositions and item number 8 under TIF Increment Financing were approved by an omnibus vote of 9-0.**

Negotiated Sales

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 916-918 East 43<sup>rd</sup> Street. (13-061-21)
2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7607 South Saginaw Avenue. (13-062-21)

### Acquisitions and Dispositions

3. A resolution recommending the disposition of city-owned land to Neighborspace for the creation and ownership of the “Roots and Rays Garden” generally located at 1523 West Cullerton Street. (13-058-21)
4. A resolution recommending the disposition of city-owned land to Neighborspace for the creation and ownership of the “Troy Street Garden” generally located at 2727 South Troy Street. (13-059-21)
5. A resolution recommending the disposition of city-owned land to New Life Covenant S.E. Church to include new construction of a three-story, 120,463 sq. ft. church and parking lot for the property generally located at 7711 South Greenwood Avenue. (13-060-21)
6. A resolution recommending the disposition of city-owned land to Legends G-3, LLC for the redevelopment of 71 Multifamily rental units generally located at 4822, 4820, 4730, 4728, 4726, 4720, 4718, 4716 South Calumet Avenue, 4328 South Prairie Avenue, 4335 South Michigan Avenue, 4325 South Michigan Avenue, 109 East 43<sup>rd</sup>, 119 East 43<sup>rd</sup> Street, and 4312 South Michigan Avenue. (13-063-21)
7. A resolution recommending the disposition of city-owned land to Optimo Hat Company, Inc. to be rehabbed into a bespoke workshop generally located at 1706 West 95<sup>th</sup> Street. (13-064-21)

### Tax Increment Financing

8. The Englewood Mall Tax Increment Financing Redevelopment Project Area Amendment No. 2 (The Area) for the property generally bounded by south of 61<sup>st</sup> Place on the north; 63<sup>rd</sup> Street on the south, Wallace Street on the east; and Morgan Street on the west. (13-065-21)
9. The 105<sup>th</sup> and Vincennes Tax Increment Financing Redevelopment Project Area Amendment No. 2 (The Area) for the property generally bounded by 97<sup>th</sup> Street on the north; 105<sup>th</sup> Street on the south; Lowe Avenue on the east; and Marshfield Avenue; and Charles Avenue on the west. (13-066-21) **Approved 10-0, Yeas – Commissioners Camargo, Holleb, Klein, Migala, Mooney, Scudiero, Shah, Sih, Tunney, and Cabrera**

### D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 633 submitted by the Chicago Park District for the property generally located at 2401 North Lake Shore Drive. The applicant proposes to replace the existing failing structures along an approximately 1350-foot stretch of the Lake Michigan shoreline between approximately 2300 North and 2500 North. The reconstructed shoreline would be constructed of steel sheet piling and would extend into the lake, creating approximately 5.8 acres of additional park land. With the permission of the Illinois Environmental Protection Agency, lakefill may be obtained by dredging sand from the lake bottom in

the vicinity of the North Avenue pier. The site lies within both the Public Use and Off Shore Zones of the Lake Michigan and Chicago Lakefront Protection District. The site is adjacent to the Fullerton Theater on the Lake, designated potentially significant in the context of the surrounding community (“orange”) by the Chicago Historic Resources Survey, and lies within the National Register of Historic Places’ Lincoln Park District. (43rd Ward) **Approved 11-0-1 with Commissioner Klein recusing himself, Yeas – Commissioners Burnett, Camargo, Holleb, Migala, Mooney, Scudiero, Shah, Sih, Solis, Tunney, and Cabrera**

2. A proposal for a planned development, submitted by Intrinsic Schools, on behalf of the property owner, Shannon Holdings Company, for the property generally located at 4540 West Belmont Avenue. The Applicant is proposing to renovate the existing structure in order to accommodate a new charter school for grades 7-12, associated indoor and outdoor athletic facilities, administrative offices and on-site parking for 27 vehicles. The Applicant is requesting to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to B1-1 (Neighborhood Shopping District) prior to establishing this planned development. **Approved 12-0, Yeas – Commissioners Burnett, Camargo, Holleb, Kelly, Klein, Migala, Mooney, Scudiero, Shah, Sih, Tunney, and Cabrera**
3. A proposed amendment to Residential Business Planned Development No. 1029, submitted by 1333 S. Wabash, LLC, for the property generally located at 1328 S. Wabash Ave. and 1333-1345 S. Wabash Ave. The applicant is proposing to incorporate 1328 S. Wabash Ave. and 1345 S. Wabash Ave. into the planned development boundaries, create three sub areas A, B and C. The properties at 1328 and 1345 South Wabash Ave. are currently zoned DX-7, Downtown Mixed-Use District. The applicant proposes to rezone the property from DX-7, Downtown Mixed-Use District prior to re-establishing the Residential Business Planned Development No. 1029, as amended. Sub Area C is improved with a multi-story residential building with accessory parking spaces. The applicant proposes to transfer air rights from Sub Area C to Sub Areas A and B. Sub Area A will allow the construction of an approximately 288 foot residential building with ground floor retail, 307 dwelling units and accessory parking space. Sub Area B will allow the construction of a 170 foot residential building with ground floor retail, 140 dwelling units and on-site accessory parking spaces. ) **Approved 10-0, Yeas – Commissioners Burnett, Camargo, Kelly, Klein, Mooney, Scudiero, Shah, Sih, Tunney, and Cabrera**
4. A proposed Residential Planned Development submitted by Perlmark Realty Corporation for the property generally located at 5001-5025 W. 47<sup>th</sup> St., 4700-4710 S. Lavergne Ave., and 4701-4711 S. Lawler Ave. The site is currently zoned B3-2, Community Shopping District and C2-2, Motor Vehicle-Related Commercial District. The applicant proposes to amend the site to a unified B2-3, Neighborhood-Use District prior to establishing the Residential Planned Development. The applicant proposes to construct a six-story senior building with ninety-five (95) dwelling units, on-site accessory parking spaces and one (1) loading berth. ) **Approved 11-0, Yeas – Commissioners Burnett, Camargo, Holleb, Kelly, Klein, Migala, Mooney, Scudiero, Sih, Tunney, and Cabrera**
5. A proposed amendment to Business Planned Development No. 534 submitted by Kmart Corporation, for the property generally located at 3443-3535 West Addison Street. The applicant proposes to add an approximately 7,700 square foot restaurant, establish two subareas, reduce the parking count and increase the floor area ratio. The site is

improved with an existing commercial development. **Approved 11-0, Yeas – Commissioners Burnett, Camargo, Holleb, Kelly, Klein, Migala, Mooney, Scudiero, Sih, Tunney, and Cabrera**

6. A proposed waterway planned development in the Addison Industrial Corridor, submitted by Chicago Near North Soccer, LLC, for the property generally located at 3636-3714 North Talman Avenue. The Applicant is proposing to construct two outdoor soccer fields which may be partially covered on a temporary basis, with a seasonal air-supported structure. Adjacent to the playing surfaces will be an approximately 14,500 square foot building containing space for accessory and related uses with one (1) loading dock and on-site accessory parking spaces. The Applicant is requesting that the subject property be rezoned from M2-2 (Light Industry District) to M1-2 (Limited Manufacturing / Business Park District) prior to establishing this planned development. **Approved 9-0, Yeas – Commissioners Burnett, Camargo, Kelly, Klein, Migala, Mooney, Scudiero, Sih, and Cabrera**
7. A proposed planned development and industrial corridor map amendment submitted by Noble Network of Charter Schools for the property generally located at 5337-5357 West Grand Avenue. The Applicant proposes to construct a school and an athletic field with a minimum of thirty-two parking spaces. The site is located within the Armitage Industrial Corridor. The Applicant proposes to rezone the from M1-2, Limited Manufacturing District to C3-1, Commercial, Manufacturing and Employment District prior to establishing the planned development. **Deferred to date certain of 10/17/2013**

E. OLD BUSINESS

Tax Increment Financing

8. The Englewood Neighborhood Tax Increment Financing Redevelopment Project Area Amendment. The TIF boundaries are, generally, bounded by Garfield Boulevard (West 55<sup>th</sup> Street) on the north; Marquette Road (West 67<sup>th</sup> Street) on the south; I-90/94 (Dan Ryan Expressway) on the east; and South Racine Avenue and South Loomis Boulevard on the west. The purpose of the TIF amendment is to change the proposed land use plan for only those parcels, generally, located between W. 59<sup>th</sup> St. on the north; the alley south of and parallel to W. 60<sup>th</sup> Pl. on the south; Norfolk Southern Chicago Line (S. Wallace St.) on the west; and the Metra Southwest Service Line (Stewart Ave.) on the east from a residential/public/institutional/open-space classification to a light industrial/commercial classification to allow for the Norfolk Southern 47th Street Intermodal Yard Expansion. (13-049-21) **Approved 8-0-1 with Commissioner Shah recusing herself, Yeas – Commissioners Burnett, Camargo, Kelly, Klein, Mooney, Scudiero, Sih, and Cabrera**
9. The 47<sup>th</sup>/Halsted Tax Increment Financing Redevelopment Project Area Amendment. The TIF boundaries are, generally, bounded by West 47<sup>th</sup> and West Root Streets on the north; Garfield Boulevard (W. 55<sup>th</sup> Street) on the South; I-90/94 (Dan Ryan Expressway) on the east; and Halsted Street, Carpenter Street, Peoria Street, Racine Avenue, and Loomis Streets on the west. The purpose of the TIF amendment is to change the proposed land use for only those parcels that have frontage along both the north and south sides of W. Garfield Boulevard (W. 55<sup>th</sup> St.), generally, between the Norfolk Southern Chicago Line (S. Wallace.) on the west and Metra's Southwest

Service Line (Stewart Ave.) on the east from a residential/institutional classification to an industrial classification to allow for the Norfolk Southern 47th Street Intermodal Yard Expansion. (13-050-21) **Approved 8-0-1 with Commissioner Shah recusing herself, Yeas – Commissioners Burnett, Camargo, Kelly, Klein, Mooney, Scudiero, Sih, and Cabrera**

Adjournment: **5:00 PM**